



## TO LET – RETAIL UNIT

# NOTTINGHAM Station NG3 2AQ

**E M R**

### Location:

Nottingham station attracts relatively high passenger usage being part of the wider transport hub and located a few minutes walk from the city centre. The station provides commuters with access to London St. Pancras, Leicester, Skegness, Sheffield and Newark Castle.

**6,739,558 +**  
**Annual Footfall\***

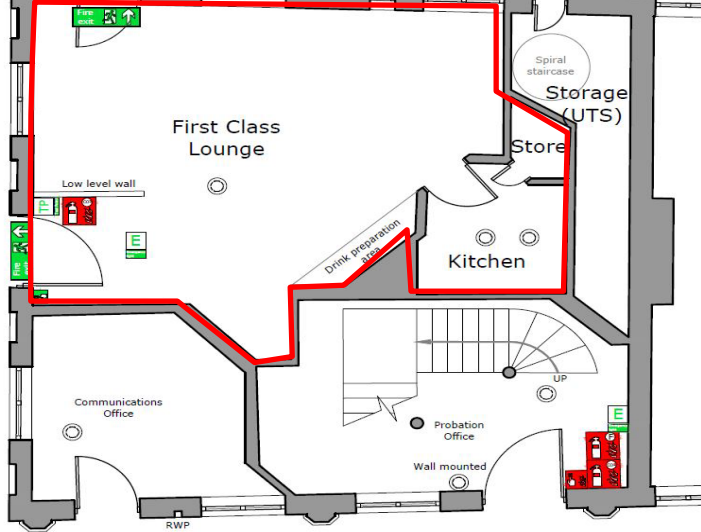
For further detail about this opportunity please contact [enquiries@advanceventures.co.uk](mailto:enquiries@advanceventures.co.uk)

### Description:

This exciting opportunity offers fresh potential to broaden the existing retail on Platform 4. The unit is well sited with dual aspect. The unit will be available from early 2024.



\* Footfall figures from the Office of Rail & Road for 2022/23



**Property:**

Formerly the first class lounge the unit forms part of the station building on Platform 4. The unit comprises front sales area and space for separate kitchen and storage.

**Unit Size: 44.8 sq. m / 482 sq. ft**

**Rent:**

To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent based on turnover.

**Rates, Services & Insurance**

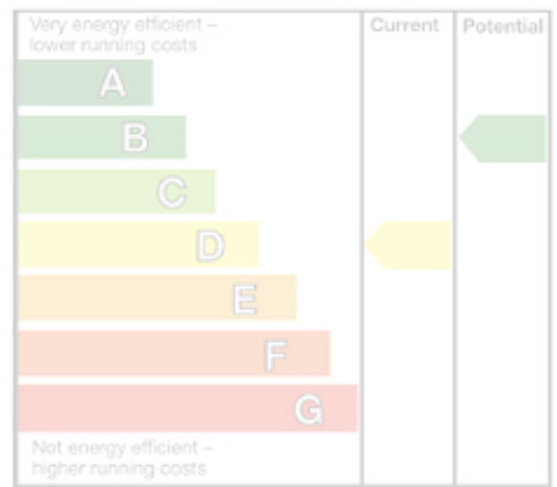
Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

**Costs:**

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fees.

**EPC:**

Awaiting Survey



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